

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: Villages of Sumter - Altamonte Villas - Final Plat Approval

REQUESTED ACTION: Development Review Committee recommends approval.

☐ Work Session (Report Only)

DATE OF MEETING: 10/27/2009

☒ Regular Meeting

☐ Special Meeting

CONTRACT: ☒ N/A

Vendor/Entity: _____

Effective Date: _____

Termination Date: _____

Managing Division / Dept: _____

Planning

BUDGET IMPACT:

☐ Annual

FUNDING SOURCE: _____

☐ Capital

EXPENDITURE ACCOUNT: _____

☒ N/A

HISTORY/FACTS/ISSUES:

The Development Review Committee (DRC) is comprised of staff from several county agencies and consulting engineers. The DRC meets weekly to review applications for Use and Development Permits. The DRC's recommendations are then forwarded to the BOCC. The plat was reviewed and found to be in compliance with the Land Development Code.

Villages of Sumter- Altamonte Villas - Major Development - Final Plat Approval

Property Owner: The Villages of Lake-Sumter, Inc. - Property Developer: The Villages of Lake-Sumter, Inc. - Property Agent: Farner, Barley and Associates, Inc. - Property Location: South of St. Charles Place, accessed from Unit 158/The Villages - Total Acreage of Project: 10.13 acres MOL
Project Zoning: RPUD - Project Proposal: To plat a 74-lot.



**FARNER
BARLEY**
AND ASSOCIATES, INC.

ENGINEERS ▲ SURVEYORS ▲ PLANNERS

Via Hand Delivery
October 19, 2009

Ms. Sandy Cassels
Sumter County Planning & Zoning
and Building Department
209 North Florida Street
Bushnell, FL

RE: VILLAGES OF SUMTER, ALTAMONTE VILLAS PLAT FINAL RAI #1
(F.B.A. JOB #921141.1534)

Dear Sandy:

Enclosed please find the following with regards to the above-referenced record plat submittal.

Planning:

1. The Title Opinion needs to be updated.

Title Opinion has been updated.

2. Please make sure the person signing the owner dedication has legal signing authority, all signatures are in black and properly notarized.

All signatures and in black and properly notarized. Persons signing has legal authority.

3. The record plat must be submitted on mylar paper.

Mylar enclosed.

4. The bearing reference is missing from the plat.

Bearing reference has been added.

Clerk of Courts:

1. Original plat on mylar paper to the clerk at the time of recording.

See enclosed.

2. On boundary survey call left off.

Call added.

Village Public Safety:

No Comments.

Hunt's Surveying & Mapping:

1. Original drawing and black ink.

See enclosed.

Enclosed please find the following:

1. Original Mylars
2. 1 copy of the final plat.
3. Updated Title Certificate
4. Original executed restrictions.

Please schedule this project for approval for October 27, 2009, BOCC Meeting, If there are any problems meeting this schedule, please call me as soon as possible. As usual, Thank You for your assistance.

Should you have any questions or need additional information, please contact our office.

Sincerely,
FARNER, BARLEY & ASSOCIATES, INC.

Alexander G. Duchart, P.S.M.

AGD/ns
encl.

cc: Rita Deitrich w/ letter only
File

VILLAGES OF SUMTER ALTAMONTE VILLAS

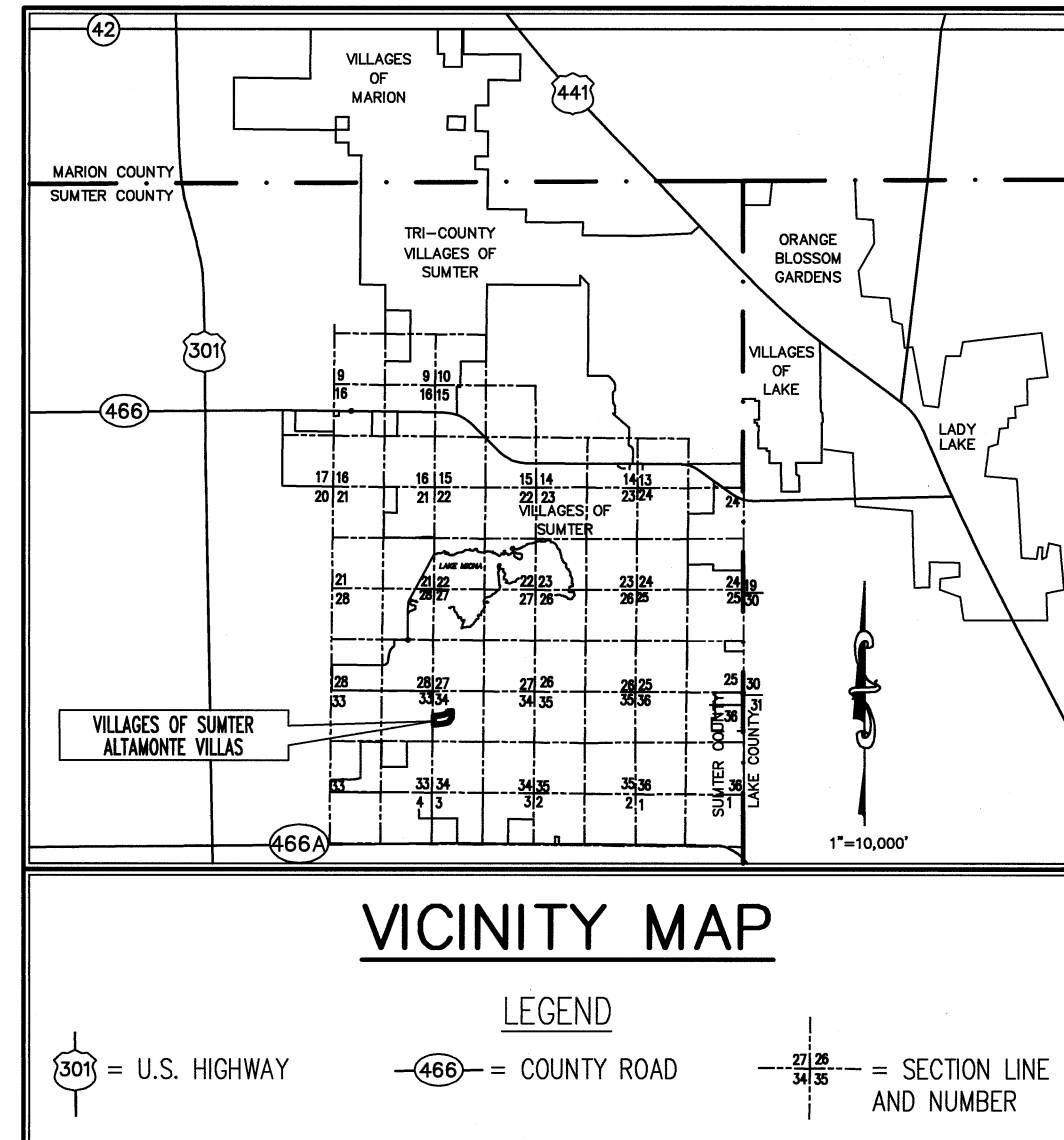
BEING A PORTION OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE S00°25'46"W, ALONG THE WEST LINE OF THE NORTHWEST 1/4 THEREOF A DISTANCE OF 1,295.34 FEET; THENCE DEPARTING SAID WEST LINE, S89°34'14"E, 69.07 FEET TO THE POINT OF BEGINNING; THENCE S89°36'35"E, 125.00 FEET; THENCE N82°42'42"E, 358.38 FEET; THENCE N66°25'42"E, 258.18 FEET; THENCE N00°25'19"E, 91.42 FEET; THENCE N84°55'57"E, 226.04 FEET; THENCE S00°25'19"W, 314.03 FEET; THENCE S07°49'39"W, 53.77 FEET; THENCE S42°24'21"W, 136.07 FEET; THENCE S33°17'03"W, 72.82 FEET; THENCE S28°13'36"W, 70.69 FEET; THENCE S69°49'01"W, 162.31 FEET; THENCE S80°06'33"W, 88.69 FEET; THENCE S82°42'42"W, 535.98 FEET; THENCE N00°23'25"E, 470.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.15 ACRES, MORE OR LESS.



74 LOTS - 3 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

VILLAGES OF SUMTER ALTAMONTE VILLAS CONVEYANCE TO DISTRICT NO. 8

ALL RIGHT, TITLE AND INTEREST OF THE DEVELOPER IN THE ROADWAYS AND TRACTS "A", "B" & "C" AS SHOWN ON THE PLAT OF VILLAGES OF SUMTER ALTAMONTE VILLAS IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8 (DISTRICT), RESERVING UNTO THE DEVELOPER ITS TENANTS, INVITEES, GUESTS, SUCCESSORS, HEIRS AND ASSIGNS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS OR OTHER UTILITIES, IRRIGATION, WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, ENTRY FACILITIES, GOLF CART PATHS, SIGNAGE, GOLF CART BRIDGES AND AERIAL FAIRWAYS. THE DISTRICT BY ACCEPTING SUCH CONVEYANCE AGREES TO MAINTAIN TRACTS "A", "B" & "C" AND THE ROADWAYS PERPETUALLY.

WITNESSES AS TO ALL:
SIGNATURE: *Nancy A. Stump*
PRINT NAME: *Nancy A. Stump*
SIGNATURE: *W. C. Subal*
PRINT NAME: *W. C. Subal*

THE VILLAGES OF LAKE-SUMTER, INC.
BY: *Martin L. Dzuro*
SIGNATURE: *Martin L. Dzuro, V.P.*
PRINT NAME / TITLE: *Martin L. Dzuro, V.P.*

STATE OF FLORIDA, COUNTY OF *Sumter*
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *16* DAY OF *October* 200*9* BY *Martin L. Dzuro*, THE *Vice-President* OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.

Nancy A. Stump
NOTARY PUBLIC
PRINT NAME: *Nancy A. Stump*
MY COMMISSION EXPIRES: *7-17-13*
SERIAL / COMMISSION NUMBER: *DD901858*

TYPE OF IDENTIFICATION USED:
PERSONALLY KNOWN
NANCY A. STUMP
MY COMMISSION # DD 901858
EXPIRES: July 17, 2013
Bonded Through Notary Public Underwriting

RECORD PLAT REVIEW STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE _____ DATE _____
PRINT NAME _____ REGISTRATION NO. _____

NOTES:

- 1.) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 23 EAST AS BEING S00°25'46"W.
- 2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3.) ALL DISTANCES SHOWN ARE IN FEET.
- 4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 6.) P.C.P.'S WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 8.) THE REFERENCES TO "ROADS" IN THE SURVEYOR'S CERTIFICATION ARE EXPLAINED AS FOLLOWS: A. "LOCAL ROADS" ARE THOSE ROADS MEETING THAT DEFINITION AS SET FORTH IN THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE VILLAGES OF SUMTER PLANNED UNIT DEVELOPMENT, B. "COLLECTOR ROADS" ARE THOSE ROADS MEETING THAT DEFINITION AS SET FORTH IN THE SUMTER COUNTY LAND DEVELOPMENT REGULATIONS AND THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE VILLAGES OF SUMTER PLANNED UNIT DEVELOPMENT.
- 9.) TRACTS "A" AND "B" ARE FOR OPEN SPACE, RECREATION AREA AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE.
- 10.) TRACT "C" IS FOR TEMPORARY VEHICULAR PARKING AND IS SUBJECT TO A BLANKET EASEMENT FOR UTILITIES.
- 11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

CERTIFICATE OF PLANNING AND DEVELOPMENT

I HEREBY CERTIFY THAT THE LANDS CONTAINED HEREIN ARE IN SUMTER COUNTY, FLORIDA, ARE ZONED PROPERLY FOR THE USE PLATTED AND THAT THE SUBDIVISION HAS PROCEEDED THROUGH THE DEVELOPMENT REQUIREMENTS OF SUMTER COUNTY, FLORIDA.

THIS IS TO CERTIFY THAT ON _____, 20____, PLANNING AND DEVELOPMENT APPROVED THE FOREGOING PLAT.

PRINT NAME _____ SIGNATURE _____
PLANNING AND DEVELOPMENT

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____, 20____, AT _____ FILE NUMBER _____ PLAT BOOK _____ PAGE _____.

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

PRINT NAME _____ SIGNATURE _____
DEPUTY CLERK DEPUTY CLERK

CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON _____, 20____, THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, AND SO RECORDED IN THE MINUTES OF SAID MEETING.

PRINT NAME _____ ATTEST: PRINT NAME _____
CHAIRMAN OF THE BOARD CLERK OF THE BOARD

SIGNATURE _____ SIGNATURE _____
CHAIRMAN OF THE BOARD CLERK OF THE BOARD

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION (DEVELOPER) AS OWNER IN FEE SIMPLE OF THE LOTS, HAS CAUSED TO BE MADE THIS PLAT OF VILLAGES OF SUMTER ALTAMONTE VILLAS, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8 (DISTRICT) AS OWNER IN FEE SIMPLE OF TRACTS "A", "B" & "C" TOGETHER WITH THE ROADWAYS DEPICTED HEREIN; AND HEREBY DEDICATES TRACT "C" TO THE PERPETUAL USE OF THE RESIDENTS OF VILLAGES OF SUMTER ALTAMONTE VILLAS, SUBJECT TO AN EASEMENT FOR UTILITIES; AND HEREBY DEDICATES TRACTS "A" & "B" AND THE ROADWAYS DEPICTED HEREIN TO THE PERPETUAL USE OF THE RESIDENTS OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8. THE ROADWAYS, HOWEVER, ARE SUBJECT TO THE PERPETUAL RIGHT OF INGRESS AND EGRESS BY THEIR TENANTS, INVITEES AND LICENSEES AND THOSE PROVIDERS OF SANITATION, POSTAL, FIRE AND LAW ENFORCEMENT, EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL, AND SUBJECT TO USE AS UTILITY EASEMENTS. IN WITNESS THEREOF, THE UNDERSIGNED OWNERS HERETO SET THEIR HAND AND SEAL ON *10-16-09*.

THE FOLLOWING FACILITIES ARE FOR NON-PUBLICLY DEDICATED USE ONLY: TRACTS "A", "B" & "C", AND THE ROADWAYS LOCATED HEREIN. THESE FACILITIES WILL BE MAINTAINED BY THE OWNERS THEREOF OR THE OWNERS' ASSIGNS AND/OR DESIGNEES AND SUMTER COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENTS OF SAME.

WITNESSES:
(1) *Nancy A. Stump*
SIGNATURE: *Nancy A. Stump*
PRINT NAME: *Nancy A. Stump*
(2) *W. C. Subal*
SIGNATURE: *W. C. Subal*
PRINT NAME: *W. C. Subal*

THE VILLAGES OF LAKE-SUMTER, INC.
BY: *Martin L. Dzuro*
SIGNATURE: *Martin L. Dzuro, V.P.*
PRINT NAME / TITLE: *Martin L. Dzuro, V.P.*

(1) *Nancy A. Stump*
SIGNATURE: *Nancy A. Stump*
PRINT NAME: *Nancy A. Stump*
(2) *W. C. Subal*
SIGNATURE: *W. C. Subal*
PRINT NAME: *W. C. Subal*

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8
BY: *Dwight C. Chairman*
SIGNATURE: *Dwight C. Chairman*
PRINT NAME / TITLE: *Dwight C. Chairman*

STATE OF FLORIDA, COUNTY OF *Sumter*
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *16* DAY OF *October*, 20*09*, BY *Martin L. Dzuro* OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.

Nancy A. Stump
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: *Nancy A. Stump* SERIAL / COMM. NO. *DD901858*

TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

STATE OF FLORIDA, COUNTY OF *Sumter*
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *16* DAY OF *October*, 20*09*, BY *Dwight C. Chairman* OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8 AND DID NOT TAKE AN OATH.

Dwight C. Chairman
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: *Dwight C. Chairman* SERIAL / COMM. NO. *905089*

TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

CERTIFICATE OF SURVEYOR

THE UNDERSIGNED, BEING A FLORIDA LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER (P.S.M.), DOES HEREBY CERTIFY THAT ON *SEPT. 29*, 20*09*, HE COMPLETED THE SURVEY OF THE LANDS DESCRIBED HEREON, VILLAGES OF SUMTER ALTAMONTE VILLAS; THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS HEREIN DESCRIBED AND PLATTED; THAT THIS PLAT MEETS THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT THE PLAT INCLUDES 2,306 LINEAR FEET OF PLATTED STREETS, OF WHICH THERE ARE 2,306 LINEAR FEET OF LOCAL ROADS AND 0 LINEAR FEET OF COLLECTOR ROADS (AS MEASURED ALONG THE CENTERLINE THEREOF.)

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

Alexander G. Duchart
ALEXANDER G. DUCHART
REGISTRATION NO. 5998

Oct 19/2009
DATE

PREPARED BY:

**FARNER
BARLEY
AND ASSOCIATES, INC.**
4450 N.E. 83rd ROAD • WILDWOOD, FL 34785 • (352) 748-3126
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709

VILLAGES OF SUMTER ALTAMONTE VILLAS

BEING A PORTION OF SECTION 34,
TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.

SHEET 2 OF 2

PLAT BOOK
PAGE

28 27
33 34

POINT OF
COMMENCEMENT
NORTHWEST CORNER OF
SECTION 34-18-23

S00°25'46"W 1295.34'
(BEARING BASIS)

WEST LINE OF THE
NORTHWEST 1/4 OF
SECTION 34-18-23

UNPLATTED
VILLAGES OF SUMTER
UNIT NO. 158
(PROPOSED)

POINT OF
BEGINNING

TRACT A

UNPLATTED
VILLAGES OF SUMTER
UNIT NO. 158
(PROPOSED)

TRACT A

UNPLATTED
VILLAGES OF SUMTER
UNIT NO. 158
(PROPOSED)

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	20.36'	167.50'	6°57'51"	N03°54'15"E	20.35'
C2	48.00'	167.50'	16°25'05"	N15°35'42"E	47.83'
C3	37.92'	167.50'	12°58'19"	N30°17'24"E	37.84'
C4	33.51'	167.50'	11°27'41"	N42°30'24"E	33.45'
C5	48.97'	167.50'	16°45'00"	N56°36'44"E	48.79'
C6	4.21'	167.50'	1°26'28"	N65°42'28"E	4.21'
C7	39.42'	267.50'	8°26'35"	N70°39'00"E	39.38'
C8	36.60'	267.50'	7°50'25"	N78°47'30"E	36.58'
C9	21.55'	15.00'	82°19'18"	S41°33'04"W	19.75'
C10	25.57'	15.00'	97°40'42"	S48°28'56"E	22.59'
C11	43.16'	232.50'	10°38'08"	N77°23'38"E	43.10'
C12	22.92'	232.50'	5°38'52"	N69°15'08"E	22.91'
C13	4.40'	92.50'	2°43'34"	S67°47'29"W	4.40'
C14	34.33'	92.50'	21°16'03"	S79°47'18"W	34.14'
C15	31.42'	20.00'	90°00'00"	N45°25'19"E	28.28'
C16	39.94'	132.50'	17°16'18"	N45°24'42"E	39.79'
C17	28.63'	132.50'	12°22'51"	N60°14'17"E	28.58'

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C18	62.74'	232.50'	15°27'44"	N74°09'34"E	62.55'
C19	3.33'	232.50'	0°49'16"	N82°18'04"E	3.33'
C20	42.62'	25.00'	97°40'42"	S48°28'56"E	37.84'
C21	35.92'	25.00'	82°19'18"	S41°33'04"W	32.91'
C22	12.24'	267.50'	2°37'20"	N81°24'02"E	12.24'
C23	41.87'	267.50'	8°58'04"	N75°36'20"E	41.83'
C24	21.91'	267.50'	4°41'35"	N68°46'30"E	21.90'
C25	24.08'	57.50'	23°59'37"	S78°25'31"W	23.90'
C26	33.69'	20.00'	96°31'13"	N41°19'05"W	29.85'
C27	68.99'	132.50'	29°50'02"	N21°51'32"E	68.22'
C28	95.17'	150.00'	36°21'14"	N18°35'56"E	93.59'
C29	77.63'	150.00'	29°39'09"	N51°36'08"E	76.77'

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C30	71.05'	250.00'	16°17'00"	N74°34'12"E	70.81'
C31	71.05'	250.00'	16°17'00"	N74°34'12"E	70.81'
C32	31.41'	75.00'	23°58'37"	S78°25'31"W	31.18'
C33	33.33'	20.00'	95°29'22"	N47°19'22"W	29.61'
C34	29.50'	20.00'	84°30'38"	S42°40'38"W	26.90'

UNPLATTED
VILLAGES OF SUMTER
UNIT NO. 158
(PROPOSED)

GOLDENROD COURT

ALTAMONTE WAY

UNPLATTED
VILLAGES OF SUMTER
UNIT NO. 158
(PROPOSED)

UNPLATTED
VILLAGES OF SUMTER
UNIT NO. 158
(PROPOSED)

ABORDALE LANE

UNPLATTED
VILLAGES OF SUMTER
UNIT NO. 158
(PROPOSED)

UNPLATTED
VILLAGES OF SUMTER
UNIT NO. 158
(PROPOSED)

UNPLATTED
VILLAGES OF SUMTER
UNIT NO. 158
(PROPOSED)

LINE	LENGTH	BEARING
L26	11.19'	N89°36'35"W
L27	11.19'	N89°36'35"W
L28	11.19'	N89°36'35"W
L29	11.19'	N89°36'35"W
L30	11.19'	N89°36'35"W
L31	11.19'	N07°17'18"W
L32	11.19'	N07°17'18"W
L33	11.19'	N07°17'18"W
L34	11.19'	N07°17'18"W
L35	11.19'	N07°17'18"W
L36	11.19'	N07°17'18"W
L37	11.19'	N07°17'18"W
L38	11.19'	N23°34'18"W
L39	11.19'	N23°34'18"W
L40	11.19'	N23°34'18"W
L41	11.19'	N23°34'18"W
L42	4.41'	S67°20'34"E
L43	15.00'	N53°57'55"W
L44	74.06'	N84°55'57"E
L45	11.19'	N89°34'41"W
L46	11.18'	N89°34'41"W
L47	21.50'	N89°36'35"W
L48	40.00'	N00°23'25"E
L49	21.50'	N89°36'35"W
L50	56.21'	S66°25'42"W
L51	42.06'	S66°25'42"W
L52	66.49'	S66°25'42"W
L53	43.07'	S66°25'42"W
L54	11.39'	S82°42'42"W
L55	42.06'	S82°42'42"W
L56	52.57'	S82°42'42"W
L57	42.06'	S82°42'42"W
L58	42.06'	S82°42'42"W
L59	52.57'	S82°42'42"W
L60	42.06'	S82°42'42"W
L61	42.06'	S82°42'42"W
L62	72.39'	S82°42'42"W
L63	50.26'	N82°42'42"E
L64	42.06'	N82°42'42"E
L65	42.06'	N82°42'42"E
L66	52.57'	N82°42'42"E
L67	42.06'	N82°42'42"E
L68	42.06'	N82°42'42"E
L69	52.57'	N82°42'42"E
L70	42.06'	N82°42'42"E
L71	33.51'	N82°42'42"E
L72	5.33'	N66°25'42"E
L73	57.31'	N66°25'42"E
L74	40.64'	N66°25'42"E
L75	104.54'	N66°25'42"E
L76	11.19'	S23°34'18"E
L77	11.19'	S23°34'18"E
L78	10.80'	N23°34'18"W
L79	11.55'	N23°34'18"W
L80	10.72'	S23°34'18"E
L81	12.75'	N23°34'18"W
L82	11.19'	S07°17'18"E
L83	11.19'	N07°17'18"W
L84	11.19'	S07°17'18"E
L85	11.19'	N07°17'18"W
L86	11.19'	S07°17'18"E
L87	11.19'	N07°17'18"W
L88	11.19'	S07°17'18"E
L89	11.19'	N07°17'18"W
L90	11.19'	S07°17'18"E
L91	11.19'	N07°17'18"W
L92	11.19'	S07°17'18"E
L93	11.19'	N07°17'18"W
L94	11.19'	S07°17'18"E
L95	11.19'	N07°17'18"W
L96	11.19'	S07°17'18"E
L97	11.19'	N07°17'18"W
L98	25.12'	N00°25'19"E

LINE	LENGTH	BEARING
L1	15.00'	N43°49'48"E
L2	6.81'	N79°57'32"W
L3	11.18'	S89°34'41"E
L4	11.19'	S89°34'41"E
L5	11.19'	S89°34'41"E
L6	11.18'	S89°34'41"E
L7	10.73'	S89°34'41"E
L8	11.45'	S47°35'39"E
L9	11.45'	S47°35'39"E
L10	12.24'	S59°02'27"E
L11	11.01'	S56°42'57"E
L12	11.35'	S201°0'59"E
L13	11.33'	S201°0'59"E
L14	10.87'	S201°0'59"E
L15	11.06'	S09°53'27"E
L16	11.19'	S07°17'18"E
L17	11.18'	S07°17'18"E
L18	11.19'	S07°17'18"E
L19	11.19'	S07°17'18"E
L20	11.18'	S07°17'18"E
L21	11.19'	S07°17'18"E
L22	11.19'	S07°17'18"E
L23	11.19'	S07°17'18"E
L24	11.19'	N89°36'35"W
L25	11.19'	N89°36'35"W

TRACT	SQ. FT.	ACREAGE
A	902	0.02
B	1,048	0.02
C	860	0.02

LEGEND

- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB #4709).
- INDICATES P.O. MAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #5)
- INDICATES CURVE NUMBER IN CURVE TABLE
- INDICATES LINE NUMBER IN LINE TABLE
- INDICATES BEARING
- INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- INDICATES CHORD BEARING
- INDICATES CHORD DISTANCE
- INDICATES ARC LENGTH
- INDICATES LICENSED BUSINESS
- INDICATES NUMBER
- INDICATES OFFICIAL RECORDS BOOK
- INDICATES PLAT BOOK
- INDICATES PAGE
- INDICATES PAGES
- INDICATES POINT OF CURVATURE
- INDICATES POINT OF COMPOUND CURVATURE
- INDICATES POINT OF REVERSE CURVATURE
- INDICATES POINT OF TANGENCY
- INDICATES RADIUS LENGTH
- INDICATES SQUARE FEET
- INDICATES RADIAL LINE
- INDICATES RIGHT-OF-WAY
- INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- INDICATES EMERGENCY EASEMENT FOR INGRESS AND EGRESS BY PROVIDERS OF FIRE, LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL, RESERVING THEREFROM FOR THE BENEFIT OF THE DEVELOPER AND ITS ASSIGNS AN EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR GOLF CARTS PROVIDED NO UTILITY SYSTEMS OR OTHER IMPROVEMENTS LOCATED WITHIN THE EASEMENT INTERFERE WITH THE INGRESS AND EGRESS RIGHTS HEREBY GRANTED.
- INDICATES UTILITY EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INGRESS/EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, IRRIGATION, SANITARY SEWER EFFLUENT, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES.

Scale: 1" = 50'
SCALE IN FEET
SHEET SIZE: 24"X30"

**FARNER
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ENGINEERS
SURVEYORS
PLANNERS
LB 4709